

## The Town of Kingston Springs City Commission Meeting

Detailed Minutes are available on disk in the City Records Office.

- 1 McLeroy called the March 20, 2008 Kingston Springs City Commission meeting to order at 7:00 pm.

1a Commissioners in Attendance

Gary Corlew  
Craig Kitch  
Pam Lorenz  
John McLeroy  
Jim Schippers

1b In Attendance - Not Voting

Landel Bilbrey  
Laurie Cooper  
Larry Craig  
Debbie Finch  
David Risner  
Bob Gupton  
Eugene Ivey  
Brandy Miniat

- 1c McLeroy declared there was a quorum.

- 2 The City Commission minutes for the February 21, 2008 meeting had been

Corrections to the minutes:

Corrections were brought to the city recorders attention along with some questions on some of the language. Finch stated that she would review the disk and make any corrections.

Motion to accept the minutes with corrections noted:

Schippers

Second:

Kitch

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

2a Approval of the agenda:

McLeroy requested that item 8c be moved ahead of 8b because there were people in the audience that would like to give input.

## **The Town of Kingston Springs City Commission Meeting**

**Motion to accept the agenda with changes noted:**

**Lorenz**

**Second:**

**Kitch**

**Those in favor of the motion:**

**Corlew, Kitch, Lorenz, McLeroy, Schippers**

**Those opposed to the motion:**

**None**

**The motion passed / failed:**

**Passed**

### **Discussion**

**McLeroy prepared the following guidelines for the city commission meetings:**

**Citizen input is welcome, you are encouraged to speak during community input.**

**Citizens here for a particular agenda item will be permitted to speak after the commissioners have had their initial discussion on that agenda item.**

**Sales calls are not appropriate.**

**People involved in bids proposed to the city are not allowed to discuss their bids unless asked questions by the commissioners.**

**If you desire to speak, we ask that you stand, once you are recognized, state your name and address and then address the commission.**

**Only one person will speak at a time.**

**There should be no discussion or side discussions between members of the audience.**

**In the interest of time keep your remarks brief and to the point.**

**If necessary we reserve the right to limit your speaking to five minutes.**

**If necessary we reserve the right to limit your speaking to one time on each agenda item.**

**All questions should be directed to the mayor.**

**Courtesy and respect to each other is required.**

**Lorenz - asked that a recess be added if it looked like the meeting was going to be a couple of hours.**

### **3 Commissioners announcements:**

## The Town of Kingston Springs City Commission Meeting

Lorenz- commended the city manager, park director, staff and business owners for a great job on Leap Fest. She also thanked the city manager for her efforts on putting together the AIA workshop. Lorenz stated that those that did not see Jesus Christ Super Star put on by the South Cheatham Choir Society missed a quality show.

Kitch - commended public works director, Bob Gupton for doing a great job with a great attitude while making sewer repairs at his residence.

McLeroy - thanked city staff for Leap Fest and issued a challenge to the local business to see if they could top it. He also thanked Chief Ivey and the firefighters for their professional response to the Sonic fire.

### 4 Community Input:

James Wells - (1020 Patterson Drive) commended the city on how well the city parks are maintained but he objected to people not keeping their dogs on a leash and not cleaning up after them.

### 5 Department Reports:

Cooper - stated that the department reports had been circulated along with a list for suggested names for the different features in both parks. She stated that they realized it is hard to designate which one is which, especially for emergency purposes. She stated if the board had no objections she would proceed with the suggested names so signs could be ordered.

Lorenz - commended the street dept. for doing a great job of salting the roads during the snow storm.

McLeroy - questioned the pot holes on Brush Creek and CC Road. He was told that the repairs for the pot holes and utility cuts had been discussed with Sessions Paving and they hoped to get to them next week.

Kitch - asked if the park department meet with the county park board regarding their annual grants. He was told that there was a mix up with the dates and they did not attend. They would not have qualified for a new grant due to the fact that the current project is not complete. The city manager stated that she was going to write the board and ask them to extend their deadlines from 12 months to 18 months.

McLeroy - apologized to the citizens about not getting the agenda's and department reports through email. There were issues with incompatible files, etc. Hopefully next month they will be on the city's web page.

Motion to approve the department reports and park feature names as circulated:

Kitch

Second:

Lorenz

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**Those in favor of the motion:**

Corlew, Kitch, Lorenz, McLeroy, Schippers

**Those opposed to the motion:**

None

**The motion passed / failed:**

Passed

### 6 **Updates:**

Cooper - stated that it had been a real busy month between Leap Fest, Retreat, Easter Egg Hunt and the AIA community workshop, which was a monster hit. She stated that the community loved it and felt it was a great experience. They will be doing a roll out plan late April or the 1st of May. AIA was very excited, they felt this was one of their best workshops.

Cooper - stated that the heat and air unit had been replaced at the meeting hall. She stated that hopefully this will help the public to hear the commission meetings

Cooper - stated that she had re-bid the roof replacement for city hall and fire station #1 with a change to the type of shingles. The old roofs are being required to be removed.

Cooper - stated that the town would be going through a FEMA audit on April 15th at 11:00 am, which is part of the county audit. She stated that she thought the town would escape the audit, but a citizen demanded that they do a review of South Cheatham County. The planner anticipates a very short visit. The mayor needs to be present for the audit.

McLeroy - stated that the budget workshop had been set for April 24th at 5:00 pm. He invited the public to attend. He thanked the city manager for her efforts and stated that she was key in making the workshop happen. He also thanked the commissioners for attending both days of the AIA workshop.

### 7 **Unfinished Business:**

None

### 8 **New Business**

#### 8a **Appointments to the Planning Commission:**

McLeroy appointed Gary Corlew and Marion Fowlkes to the Planning Commission.

#### 8b **Discussion - Main Street Projects**

McLeroy - divided the discussion into (4) parts: (1) Intersection at city hall (2) Curbs across the street for the meeting hall (3) Parking at 385 North Main (4) Stop sign at the intersection by the Church of Christ.

## **The Town of Kingston Springs City Commission Meeting**

McLeroy - stated that the city engineers, city manager, property owners, commissioner Lorenz and himself meet on Feb. 27th to discuss the issues.

McLeroy - stated to resolve the issue of the intersection at city hall, he would recommend moving the stop sign in front of the meeting hall back. He feels this is the best solution considering the cost.

McLeroy - stated in regards to the curb across the street from the meeting hall that he felt it was ugly and dangerous. He stated that he feels the curb should be removed and handled with landscaping.

Craig - (City Attorney) stated that removing the curb would allow people to drive over the sidewalk and head end park. He stated this would be an issue and asked if the same would be done for the other property owners.

Corlew - stated that he did not feel the towns ordinance preventing backing into the road was too restrictive. He stated it had been put in place by the planning commission and he felt the board should respect their decision. He stated that they knew what they were doing and did not feel it was smart to change the ordinance for one business.

Lorenz - stated the goal was to make this a walkable community.

Craig - (City Attorney) stated that any change to what was already in effect needs to be sent back to the planning commission for their recommendation.

McLeroy - stated in regards to the parking at the 385 North Main bldg. that there was not a lot of traffic on Main Street and that they needed to be as business friendly as possible. The overlay is restrictive and is taking away convenient parking. He stated that he had brought the parking issue before the planning commission during their March meeting and felt they were receptive to the parking change.

Corlew - stated that the number one issue should be safety. He stated that allowing people to back out into the road is a hazard. He asked if changing the ordinance to allowing backing into the road would be for all businesses or just for the 385 North Main building.

McLeroy - asked the city attorney if a draft ordinance could be prepared that would apply to the 385 North Main building only.

Craig - (City Attorney) stated that selective legislation would not be proper.

Kitch - stated that this was a slippery slope when they started making changes to items that had already been agreed upon by the planning commission. He stated that it was important that they remain consistent. He stated that making this change would change the entire city, and that commissioner Corlew was right when he stated that it is a safety issue.

## **The Town of Kingston Springs City Commission Meeting**

The board took a five minute break at 8:18 pm. All members of the board were back in session at 8:23 pm.

Business owners and citizens spoke for and against the parking changes.

McLeroy - stated in regards to the proposed stop sign at the intersection by the Church of Christ that he felt it would slow the traffic down.

Schippers - stated that he was against the stop sign. He felt it would stop the flow of traffic.

Kitch - stated that the stop sign would make it more walkable.

**Motion to move the stop sign back at the intersection by city hall:**

Lorenz

**Second:**

Kitch

**Those in favor of the motion:**

Corlew, Kitch, Lorenz, McLeroy, Schippers

**Those opposed to the motion:**

None

**The motion passed / failed:**

Passed

**Motion to remove the interior curb across the street from Beck Meeting Hall:**

McLeroy

**Second:**

Schippers

**Those in favor of the motion:**

Kitch, Lorenz, McLeroy, Schippers

**Those opposed to the motion:**

Corlew

**The motion passed / failed:**

Passed

**Motion to have the city attorney draft a change to the zoning ordinance that would allow backing out into the road for the 385 North Main building:**

McLeroy

**Second:**

Kitch

**Those in favor of the motion:**

Corlew, Kitch, Lorenz, McLeroy, Schippers

**Those opposed to the motion:**

None

**The motion passed / failed:**

Passed

## The Town of Kingston Springs City Commission Meeting

Craig - stated that he would prepare the ordinance, but would not guarantee that it would stand the test of challenge, because it was selective legislation. He also stated that the ordinance change would be sent to the planning commission and referred to the city commission for their approval.

There was no motion to remove the stop sign at the intersection by the Church of Christ. No action was taken.

Bilbrey - (City Engineer) asked for the boards recommendation on the removal of the curb and on how to lay the pavement in front of the 385 North Main building to meet ADA standards. After discussion it was decided that the city engineer would gather information about ADA and their specs and map out the parking for the building. He stated that the cost for this information would be approximately

Motion to have a special called meeting on April 2nd at 8:30 am to discuss ADA parking at the 385 North Main building and to defer the law enforcement and code enforcement discussion to the April meeting.

Kitch

Second:

Lorenz

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

### 8c Award of bids:

Cooper - stated that the town had received the following three bids for paving Oak Street: Holland Contractors, Inc. at \$69,091.30, Civil Constructors, Inc. at \$70,525.90 and Sessions Paving at \$78,297.70.

Motion to declare Holland Contractors, Inc. as the low bidder and award them the

Lorenz

Second:

Kitch

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

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Cooper - stated that in the February meeting, Reeves Septic Service was the low bidder, but there were questions regarding insurance being in place at the time of the bid opening. That has been resolved, and the insurance was in place at the time of the bid opening.

Motion to declare Reeves Septic Service as the low bidder and award them the bid.

Lorenz

Second:

Schippers

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

### 9 Planning Commission Update:

Cooper - stated that the planning commission had discussed updating the zoning ordinance. They would be revisiting the growth plan in June and there was discussion on allowing 911 to be involved in the street naming stage of developments.

### 10 Other:

Cooper - stated that MTAS would be having an Elected Officials I class in Dickson and she suggested that the new commissioners, McLeroy, Kitch and Schippers might want to attend. Their attendance would help the county with their Three Star Program.

McLeroy - stated that he would like to work with the staff on putting the agenda together. He suggested that a draft agenda be emailed to the commissioners for their input.

### 11 Adjourn:

Motion to recess the meeting at 10:05 pm.

Kitch

Second:

Lorenz

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed



**The Town of Kingston Springs City Commission Meeting**

**12 Signatures:**

**Mayor, John McLeroy** \_\_\_\_\_

**Recorder, Debbie K. Finch** \_\_\_\_\_